

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13560 of Gallaudet College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for further processing under an approved campus plan to construct a dormitory in an R-4 District at the premises 800 Florida Avenue, N. E., (Parcel 141/69).

HEARING DATE: September 23, 1981
DECISION DATE: October 7, 1981

FINDINGS OF FACT:

1. The subject site is referred to as the South Plaza site or site E on the Gallaudet College Campus Plan as approved by the Board of Zoning Adjustment. It is known as part of the premises 800 Florida Avenue, N. W. It is in an R-4 District.

2. The applicant proposes to construct a new dormitory. A new dormitory has been planned for this plaza site for many years. It was described in the Master Plan filed with the Board of Zoning Adjustment in 1972. More recently, it was included in the revised Master Plan approved by the Board in July, 1980. The only difference is that instead of a highrise building in the middle of the plaza, a lowrise building is proposed at the edge of the plaza.

3. There are four sites in all on the campus plan, the subject one and sites D, F and G on the approved Master Plan, reserved for future residential use with a collective capacity specified for 682 residents. This capacity was approved as part of the Master Plan. The subject project with 312 projected residents is within this overall limitation.

4. Both sites D and F are now being used in the interim as open space to serve college outdoor physical education programs. Site 'F' includes the college's only soccer field. In addition, site 'D' is used for various course events in the college's outdoor discovery program. Site 'D' is also the logical connection between the college campus and the site of Hamilton Junior High School, a property which the Board has encouraged Gallaudet to pursue should that school ever be made available to the college by

the District government. A building on site 'D' might create an undesirable barrier between the two parts of the campus.

5. Site 'G' is an appropriate building site, but it is somewhat removed from the center of campus. The college would prefer to have this site developed for apartment style visitor housing or graduate student housing.

6. The subject site, bounded on the north by important dining and residential facilities and on the south by major campus teaching facilities, the Hall Memorial Building and Learning Center, is located near the center of campus life and activity.

7. The proposed building will be three to four stories in height. It will be steel reinforced concrete slab, beam and column construction with concrete block partition walls. The exterior finishes will be primarily brown and white brick to match that on existing campus buildings and tinted insulated glass. Sloped roofs will be standing seam aluminum with color finish. The building will contain approximately 87,100 gross square feet to house up to 312 students. Appropriate auxiliary spaces such as visitor apartments, lounges, meeting rooms, administrative spaces, kitchens, recreation, laundry, storage and various building service space will also be provided in a manner conceptually similar to other recently completed residence halls on campus.

8. Approximately 5,850 square feet of space will be devoted to administration and meeting rooms, 45,850 square feet toward student rooms, group lounges and apartments, 5,900 square feet toward storage and support space and 29,500 square feet towards circulation, service and structure.

9. In addition to this full program list, such important design considerations as pedestrian/vehicular circulation movements adjacent and through the site, adjacent plaza functions, energy conservation concerns, and the preservation of desirable vistas through and over the site are integrated into the design solution.

10. No additional parking is being proposed for construction with this project. Its parking requirement has been considered as part of the parking program element of the approved Master Plan which calls for additional constructed parking to serve all campus buildings by fiscal year 1986.

11. Vehicular circulation will remain unaltered except for temporary closure as required during construction.

12. Because of a nationwide rubella epidemic during the early 1960's, many children were born with hearing and other disabilities incurred by them during the fetal stage. These children are now coming of age to enter Gallaudet and are expected to swell enrollment at the college well beyond the capacity of the present dormitory system on campus unless this proposed building is constructed. It was predicted that there will be a 175 student discrepancy between dorm capacity and enrollment even after occupancy of this proposed project by fall of 1983. The college is also exploring alternate measures in conjunction with this proposed project in addressing this and other projected discrepancies. Such measures include remodeling present dormitories for greater capacity and leasing or purchasing of off campus accommodations.

13. The Office of Planning Development, by report dated September 18, 1981, recommended that the application be approved. The OPD, upon a review of the applicant's plans, found that the proposed facility is in general conformity with the Gallaudet College Campus Plan as approved by the Board in 1980. The approval for the construction of the building is being requested to meet the critical student housing needs at the campus. The Board so finds.

14. The Gallaudet Community Relations Council, by letter of September 17, 1981, reported that it had been given a thorough briefing on the application. The Council voted unanimous support of the application.

15. Advisory Neighborhood Commission 5-B, by report dated September 22, 1981, advised that it had no objection to the granting of the application.

16. There was no objection to the application either of record or at the Public Hearing.

CONCLUSIONS OF LAW AND OPINION:

Based on the record the Board concludes that the applicant is seeking a special exception, the granting of which requires evidence of compliance with Paragraph 3101.46 of the Zoning Regulations. Based on Finding No.s. 7, 9, 10, 11 and 13 the Board concludes that the applicant has met the burden of proof. The Board further concludes that the relief, the proposed dormitory and an amendment to the Campus Plan as approved in 1980, can be granted as in harmony with the general purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED.

The staff was directed by the Board that no Order shall issue until the applicant submitted to the record revised site plans with color codes and legend as requested by the Board at the hearing. Such evidence was received at the office of the Zoning Secretariat on November 25, 1981 and is marked as Exhibit No. 35 of the record. The applicant is further directed to submit to the Board revised drawings for the campus plan including the amendments approved by the Board in this order and showing all the facilities which the Board has approved for the applicant.

VOTE: 5-0 (William F. McIntosh, Charles R. Norris, Douglas J. Patton, Walter B. Lewis and Connie Fortune to grant).

BY ORDER OF THE BOARD OF D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 21 DEC 1981

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.